

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

- (1) A 1,457 SQUARE FOOT TRACT OF LAND, LOCALLY KNOWN AS 8312-8316 NORTH LAMAR BOULEVARD, FROM "C" COMMERCIAL DISTRICT TO "C-2" COMMERCIAL DISTRICT;
- (2) A 12.93 ACRE TRACT OF LAND, LOCALLY KNOWN AS 7508-7642 CAMERON ROAD, FROM "A" RESIDENCE DISTRICT TO "GR" GENERAL RETAIL DISTRICT;
- (3) A 20.86 ACRE TRACT OF LAND, LOCALLY KNOWN AS REAR 1500-1910 BARTON HILLS DRIVE, FROM "A" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "BB" RESIDENCE, SECOND HEIGHT AND AREA;

ALL OF SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designation as follows:

- (1) From "C" Commercial District to "C-2 Commercial District, on the property described in File C14-70-242, to-wit:

A 1,457 square foot tract of land out of that certain tract of land out of the James P. Wallace Survey No. 57 in Travis County, Texas, which was conveyed to Francis Lee Karber, et ux by Deed of Record in Vol. 1914 at Page 301, being more particularly described by metes and bounds as follows:

BEGINNING for reference at an iron stake at the northeast corner of the said Karber Tract in the west line of Lamar Boulevard, formerly U.S. Hwy. 81;

THENCE N 60° 00' W 27.46 feet to a point for the point of beginning of this survey;

THENCE S 54° 25' W 40.00 feet to a point;

THENCE N 60° 00' W 40.00 feet to a point;

THENCE N 54° 25' E 40.00 feet to a point;

THENCE S 60° 00' E 40.00 feet to the point of beginning;

locally known as 8312-8316 North Lamar Boulevard, in the City of Austin, Travis County, Texas;

- (2) From "A" Residence District to "GR" General Retail District on the property described in File C14-70-236, to-wit:

A 12.93 acre tract of land, being more particularly described by metes and bounds as follows:

- (a) A 3.63 acre tract of land out of the James P. Wallace Survey in Travis County, Texas, being a part of the H.A. & J.G. Fitzhugh Subdivision recorded in Vol. 1, Page 108 of the Plat Records of Travis County, Texas, and also being a portion of a tract of land recorded in Vol. 2674, Page 54 of the Deed Records of Travis County, Texas, being more particularly described as follows:

BEGINNING at an iron pipe found, being the most westerly corner of a 0.33 acre tract conveyed to Walter M. Maurer by deed recorded in Vol. 1955, Page 112 of the Deed Records of Travis County, Texas;

THENCE S 40° 52' E 114.91 feet along the southwest line of said 0.33 acre tract conveyed to Walter M. Maurer recorded in Vol. 1955 Page 112 of the Deed Records of Travis County, Texas, to a point in the new westerly right-of-way line of Cameron Road;

THENCE S 67° 28' W 266.03 feet with the said new westerly right-of-way line of Cameron Road to a steel pin found for the beginning of a curve to the left;

THENCE with said curve to the left whose elements are: Central angle, 37° 14' 38"; Radius, 786.197; Arc, 511.05; longchord, 502.10'; and whose sub-chord bears S 65° 01' W 67.22 feet to a point in the northeast line of a 17.01 acre tract;

THENCE N 60° 33' W 10.84 feet with the northeast line of said 17.01 acre tract to an iron pin found;

THENCE N 56° 13' W 317.06 feet with the northeast line of said 17.01 acre tract to a metal corner fence post for the most northwesterly corner of the herein described;

THENCE N 30° 01' E 427.44 with the east line as fenced and used upon the ground of a 18 acre tract of land recorded in Vol. 1746 Page 512 of the Deed Records of Travis County, Texas, to an iron pin;

THENCE S 40° 57' E 443.06 feet to the place of beginning, containing 3.63 acres of land;

- (b) A 9.3 acre tract of land out of the James P. Wallace Survey No. 57 in Travis County, Texas, said tract of land being a portion of that certain tract of land conveyed to Frank C. Barron by deed of record in Vol. 2674 at Page 54 of the Deed Records of Travis County, Texas; this tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of this tract of land, said corner also being the northeast corner of that tract of land conveyed to Frank C. Barron by deed recorded in Vol. 2674, Page 54 of the Deed Records of Travis County, Texas, and said corner also being a point in the west right-of-way line of Cameron Road;

THENCE S 30° 30' W along the west right-of-way line of Cameron Road for a distance of 42.00 feet to an angle point;

THENCE S 34° 48' W continuing along the west right-of-way line of Cameron Road for a distance of 355.60 feet to an angle point;

THENCE S 41° 53' W continuing along the west right-of-way line of Cameron Road for a distance of 103.60 feet to an angle point;

THENCE N 45° 55' W for a distance of 156.90 feet to an angle point;

THENCE S 47° 44' W for a distance of 218.20 feet to an angle point;

THENCE S 51° 44' W for a distance of 100.00 feet to a point for the southeast corner of this tract;

THENCE N 40° 32' W for a distance of 443.4 feet to a point for the southwest corner of this tract;

THENCE N 30° 01' E for a distance of 612.5 feet to a point for the northwest corner of this tract;

THENCE S 60° 00' E for a distance of 725.00 feet to the place of beginning;

locally known as 7508-7642 Cameron Road in the City of Austin, Travis County, Texas;

- (3) From "A" Residence District, First Height and Area District to "BB" Residence, Second Height and Area District on the property described in File C14-70-205, to-wit:

A 20.86 acre tract of land out of and a part of the Henry P. Hill League in the City of Austin, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the corporate limit line of the City of Austin said point being the northwest corner of a 40.38 acre tract of land in the Henry P. Hill League recently annexed by the City of Austin, and from said beginning point runs the following courses and distances:

Along the corporate limit line the following seven (7) courses and distances:

1. N 77° 17' E 90.00 feet to a point;
2. N 76° 04' E 230.00 feet to a point;

3. N 66° 06' E 190.00 feet to a point;
4. N 34° 50' E 470.00 feet to a point;
5. N 57° 55' E 170.00 feet to a point;
6. S 58° 25' E 70.00 feet to a point;
7. S 21° 35' E 213.28 feet to an angle point in the corporate limit line;

THENCE continuing the same course a further distance of 42.18 feet for a total distance of 255.46 feet to a point;

Through the 40.38 acre tract aforesaid, the following ten (10) courses and distances:

1. S 52° 55' W 156.46 feet to a point;
2. S 27° 25' W 331.00 feet to a point;
3. S 40° 45' W 152.00 feet to a point;
4. S 63° 15' W 53.00 feet to a point;
5. S 3° 20' E 317.00 feet to a point;
6. S 23° 35' E 191.00 feet to a point;
7. S 44° 00' E 148.00 feet to a point;
8. S 15° 55' E 80.00 feet to a point;
9. S 9° 15' W 108.00 feet to a point;
10. S 56° 20' W 448.00 feet to a point in the corporate limit line of the City of Austin;

THENCE along same the following three (3) courses and distances:

1. N 41° 33' W 242.00 feet to a point of curvature;
2. On a curve to the right with the following elements; $I=38^{\circ} 16'$, Radius = 924.13 feet, Tangent = 320.61 feet, Arc = 617.21 feet and whose long-chord bears N 22° 25' W a distance of 605.80 feet to a point of reverse curvature;
3. On a curve to the left with the following elements; $I = 9^{\circ} 26'$ Radius = 2835.92 feet, Tangent = 233.99 feet, Arc = 466.91 feet and whose long-chord bears N 8° 00' W a distance of 466.39 feet to the point of beginning;

locally known as Rear 1500=1910 Barton Hills Drive, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended and this ordinance shall become effective as provided by the Charter of the City of Austin.

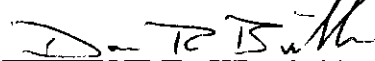
PASSED AND APPROVED

February 18, 1971

Y
Y
Y
Y


Mayor

APPROVED:


City Attorney

ATTEST:

City Clerk

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